

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 1/7/2014	(3) CONTACT/PHONE Stephanie Fuhs, Planner/(805) 781-5721	
(4) SUBJECT Submittal of resolutions approving and accepting an Open-Space Agreement granting an Open Space Easement to the County of San Luis Obispo and an Agreement for Mitigations Limiting and Affecting the Use of Property for Conditional Use Permit DRC2008-00021 with Coastal Christian School, a California, Religious, Non-Profit Corporation. District 3.			
(5) RECOMMENDED ACTION It is recommended that the Board: 1. Adopt and instruct the Chairperson to sign the resolutions approving and accepting (a) an Open-Space Agreement granting an Open Space Easement to the County of San Luis Obispo and (b) an Agreement for Mitigations Limiting and Affecting the Use of Property for Conditional Use Permit DRC2008-00021 with Coastal Christian School, a California, Religious, a Non-Profit Corporation.			
(6) FUNDING SOURCE(S) N/A	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? N/A
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____) <input type="checkbox"/> Board Business (Time Est. ____)			
(11) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe			
(18) SUPERVISOR DISTRICT(S) District 3			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Stephanie Fuhs, Planner

VIA: Ellen Carroll, Environmental Coordinator

DATE: 1/7/2014

SUBJECT: Submittal of resolutions approving and accepting an Open-Space Agreement granting an Open Space Easement to the County of San Luis Obispo and an Agreement for Mitigations Limiting and Affecting the Use of Property for Conditional Use Permit DRC2008-00021 with Coastal Christian School, a California, Religious, Non-Profit Corporation. District 3.

RECOMMENDATION

It is recommended that the Board:

1. Adopt and instruct the Chairperson to sign the resolutions approving and accepting (a) an Open-Space Agreement granting an Open Space Easement to the County of San Luis Obispo and (b) an Agreement for Mitigations Limiting and Affecting the Use of Property for Conditional Use Permit DRC2008-00021 with Coastal Christian School, a California, Religious, a Non-Profit Corporation.

DISCUSSION

Attached is an open space agreement and a mitigation agreement that were required by conditions of approval for Conditional Use Permit DRC2008-00021. The open space easement was required to protect an area of the site that contains Pismo Clarkia, a federally listed endangered plant species. The mitigation agreement was required in order to retain water rights on the subject property and provide for provisions for the maintenance of Low Impact Development (LID) measures and Best Management Practices (BMPs) in perpetuity.

The project is a Conditional Use Permit to allow the phased development of a private K-12 school. The Conditional Use Permit would authorize grading for (with site disturbance of approximately 15.74 acres of a 26.8 acre parcel) and construction of approximately 85,852 square feet in school buildings and ancillary outdoor facilities (e.g. sports fields, pool, parking lots, gardens, etc.). The campus will serve up to 200 students, with up to twenty faculty and staff members. The project is located on the west side of Oak Park Boulevard between James Way and Noyes Road (at 705 North Oak Park Boulevard). The site is immediately adjacent to the city limits of Pismo Beach and Arroyo Grande. The site is in the San Luis Bay (Inland) Planning Area.

The area contained within the open space easement is approximately 4.9 acres. The total project site is 26.8 acres.

The attached open space and mitigation agreements are found to be consistent with the County's general plan.

OTHER AGENCY INVOLVEMENT/IMPACT

County Counsel prepared the agreements and approved the resolutions and documents as to form and legal effect. Public Works reviewed and approved the legal descriptions contained in the open space agreement.

FINANCIAL CONSIDERATIONS

None.

RESULTS

Approving and accepting the open space agreement will protect existing populations and habitat for the federally listed species, Pismo Clarkia. Approving and accepting the mitigation agreement will provide for retaining the existing water supply on the subject property and maintenance of Low Impact Development (LID) measures and Best Management Practices (BMPs) in perpetuity.

ATTACHMENTS

Attachment A-1 Open Space Agreement Resolution
Attachment A-2 Open Space Agreement
Attachment B-1 Mitigation Agreement Resolution
Attachment B-2 Mitigation Agreement
Attachment C Vicinity Map
Attachment D Site Plan